

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-53
5-11-04

04-0-1137

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **452 Lindsay Street, N.W.** be changed from the **R-5 (Two-Family Residential)** District to the **R-4B (Single-Family Residential)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **111** of the **14th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Daughlin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

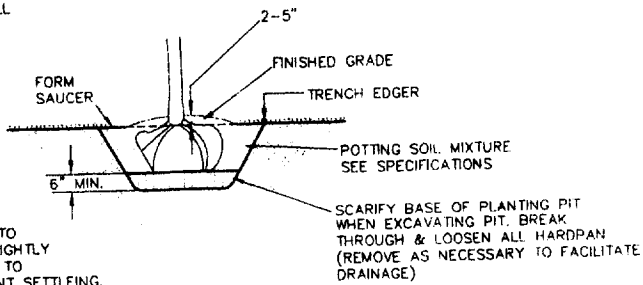
October 4, 2004
October 8, 2004

GENERAL NOTES

1. SEE SPECIFICATIONS FOR DRAINAGE TEST REQUIREMENTS PRIOR TO PLANTING... SEC. 2480
2. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
3. IMMEDIATELY POOL WITH WATER
4. DO NOT BREAK ROOTBALL

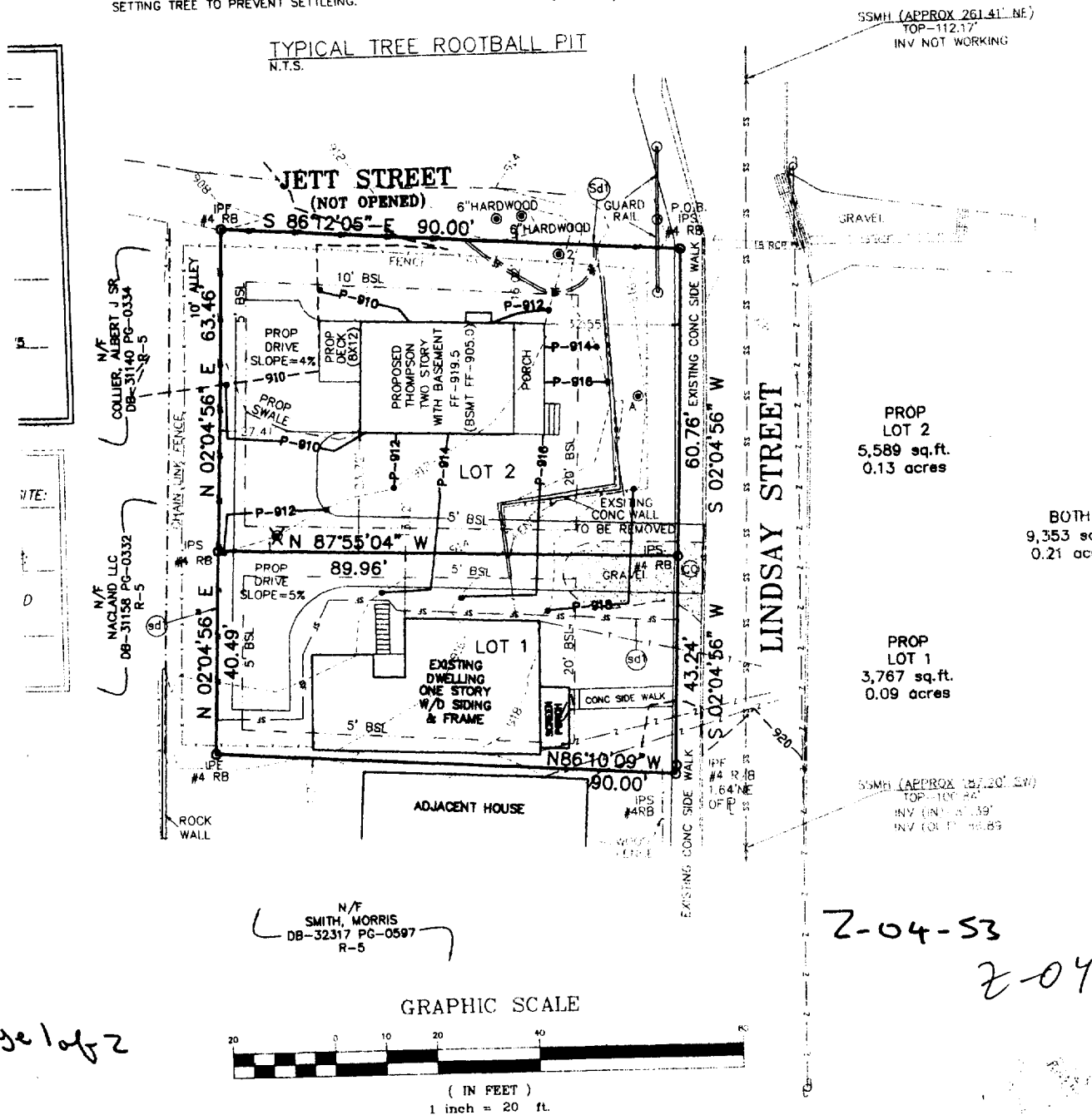
DRAINAGE

NO TAMP.
OR OF ROOTBALL
FINISHED GRADE.
AND "WATER IN"
AND
EDGE
CH.
ELY.



ADD EXCAVATED SOIL AS
NEEDED TO BRING TREE TO
FINISHED GRADE. TAMP LIGHTLY
BUT THOROUGHLY PRIOR TO
SETTING TREE TO PREVENT SETTLEING.

TYPICAL TREE ROOTBALL PIT
N.T.S.



Page 1 of 2

PLAT OF SURVEY FOR

COLEMAN LAND DEVELOPMENT

DATE 12-1-03

SCALE 1" = 20'

LAND LOT 111

14th DISTRICT

SECTION FULTON COUNTY, ILLINOIS

LOT

BLOCK

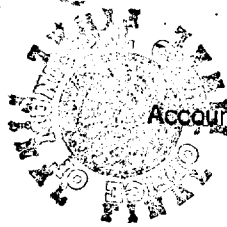
UNIT

REVISION
UPDATED TO REFLECTING PLAT AND
MODIFIED SITE PLAN

450 LINDSAY ST

PHASE





Account No. 4619866

Return Recorded Instrument to:
WILLIAM C. COLEMAN, JR.
452 LINDSAY STREET
ATLANTA, GEORGIA 30314

Deed Book 31867 Pg 222
Filed and Recorded Feb-15-2002 12:17pm
2002-0050629
Real Estate Transfer Tax \$55.30
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia
I HAVE BEEN ADVISED BY THE CLERK OF SUPERIOR COURT THAT THIS DEED IS NOT A VALID INSTRUMENT AND IS NOT TO BE RECORDED.

LIMITED WARRANTY DEED

State of GEORGIA

County of FULTON

RETURN TO:
SHUPING, MORSE & ROSS, LLP
6259 Riverdale Road
Riverdale, GA 30274-1698

02-41077/Coleman Jr

THIS INDENTURE, made this 7th day of February, 2002, by and between CITIFINANCIAL MORTGAGE COMPANY, INC., a corporation organized and incorporated under the laws of the State of New York, hereinafter called GRANTOR, and WILLIAM C. COLEMAN, JR., a single man, hereinafter, whether one or more, called GRANTEE (the words "GRANTOR" and "GRANTEE" to include the respective heirs, successors and assigns of each where the context requires or permits),

WITNESSETH THAT:

GRANTOR, for and in consideration of FIFTY FIVE THOUSAND TWO HUNDRED ONE DOLLARS AND NO CENTS (\$55,201.00), in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said GRANTEE, all that certain real property situated in the County of FULTON, GEORGIA, and more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 11 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LINDSAY (FORMERLY NORRELL) AND JETT STREETS AND RUNNING THENCE WEST ALONG THE SOUTH SIDE OF JETT STREET 90.1 FEET TO A 10-FOOT ALLEY; THENCE SOUTH ALONG THE EAST SIDE OF SAID ALLEY 104 FEET TO THE GALLOWAY LOT; THENCE EASTERLY ALONG THE GALLOWAY PROPERTY 90 FEET TO LINDSAY STREET; THENCE NORTH ALONG THE WEST SIDE OF LINSAY STREET 104 FEET TO THE POINT OF BEGINNING. BEING KNOWN AS NO. 452 (57) LINDSAY STREET ACCORDING TO THE PRESENT SYSTEM OF NUMBER HOUSES IN THE CITY OF ATLANTA, GEORGIA.

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RCS# 6097
10/04/04
4:04 PM

Atlanta City Council

Regular Session

MULTIPLE 04-O-1137 Z-04-53; 04-O-1414 Z-04-84;
 04-O-1415 Z-04-80
 ADOPT

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 2

| | | | |
|------------|-------------|-----------|------------|
| Y Smith | Y Archibong | Y Moore | Y Mitchell |
| NV Starnes | Y Fauver | Y Martin | Y Norwood |
| Y Young | B Shook | B Maddox | Y Willis |
| Y Winslow | Y Muller | Y Sheperd | NV Borders |

MULTIPLE

04-1137
(Do Not Write Above This Line)

AN ORDINANCE Z-04-53
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-5
(TWO FAMILY RESIDENTIAL) DISTRICT
TO THE R-4B (SINGLE FAMILY
RESIDENTIAL) DISTRICT, PROPERTY
LOCATED AT 452 LINDSAY STREET,
N.W., FRONTING 104 FEET ON THE WEST
SIDE OF LINDSAY STREET BEGINNING AT
THE SOUTHWEST CORNER OF JETT
STREET. DEPTH: 90 FEET; AREA:
9353 SQUARE FEET; LAND LOT 111, 14TH
DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: WILLIAM C. COLEMAN
APPLICANT: SAME
NPU-L COUNCIL DISTRICT 3

ADOPTED BY

OCT 04 2004

COUNCIL

- ☐ CONSENT REFER
☐ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER
☐ PERSONAL PAPER REFER

Date Referred

9/21/04

Referred To:

ZRB+Zoning

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee ZONING
Date Sept 16, 2004
Chair William C. Coleman
Referred to 2nd Reading

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Members

Committee
Date Sept 29, 2004
Chair William C. Coleman
Action Adopted
Fav, Adv, Hold (see rev. side)
Other

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

FINAL COUNCIL ACTION
☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

CERTIFIED
OCT 04 2004

ATLANTA CITY COUNCIL PRESIDENT

MAYOR'S ACTION

MAYOR